

# \$392,500 - 1, 65 Aquitania Circle W, Lethbridge

MLS® #A2206430

**\$392,500**

3 Bedroom, 4.00 Bathroom, 1,246 sqft  
Residential on 0.18 Acres

The Crossings, Lethbridge, Alberta

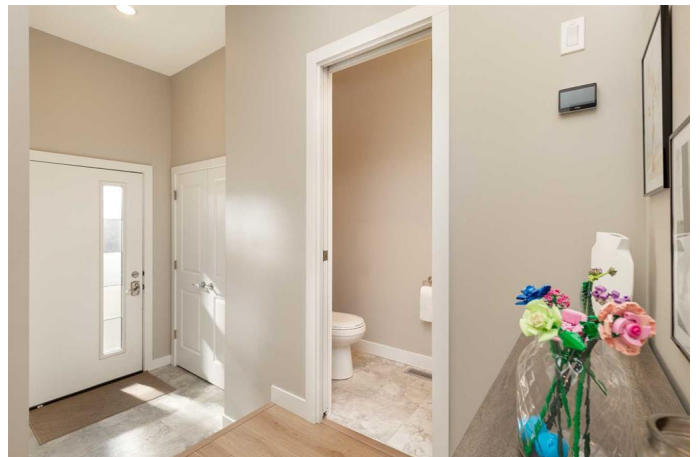
Welcome to this stunning 1,246 sq. ft. townhouse condo, offering a perfect blend of comfort, style, and functionality. Built in 2017, this fully developed home features three bedrooms, three and a half bathrooms, and a single attached garage.

The open-concept main floor is bright and inviting, featuring a beautiful kitchen with quartz countertops, a corner pantry, and ample cabinetry. The spacious living room and dining area flow seamlessly onto the outdoor deck space, perfect for entertaining. A convenient half bathroom completes the main floor.

Upstairs, you'll find two generously sized primary bedrooms, each with its own walk-in closet and 4-piece ensuite, providing ultimate privacy and comfort.

The fully developed basement adds incredible versatility, featuring a third bedroom with a walkout entrance, a third 4-piece bathroom, and a flex space for an office or additional storage.

Enjoy year-round comfort with central A/C, and soak in the abundance of natural light throughout the home. Ideally located just 1 block away from groceries, restaurants, vet clinic, pharmacy and more, and a short drive to the University. With modern finishes and a well-thought-out floor plan, this townhouse is a must-see!



Built in 2017

## Essential Information

MLS® #	A2206430
Price	\$392,500
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,246
Acres	0.18
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	1, 65 Aquitania Circle W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5M5

## Amenities

Amenities	Other, Snow Removal, Visitor Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes

Basement Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features Courtyard, Other  
Lot Description No Neighbours Behind, See Remarks  
Roof Asphalt Shingle  
Construction Cement Fiber Board, Concrete, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed March 27th, 2025  
Days on Market 6  
Zoning DC

## Listing Details

Listing Office Lethbridge Real Estate.com

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